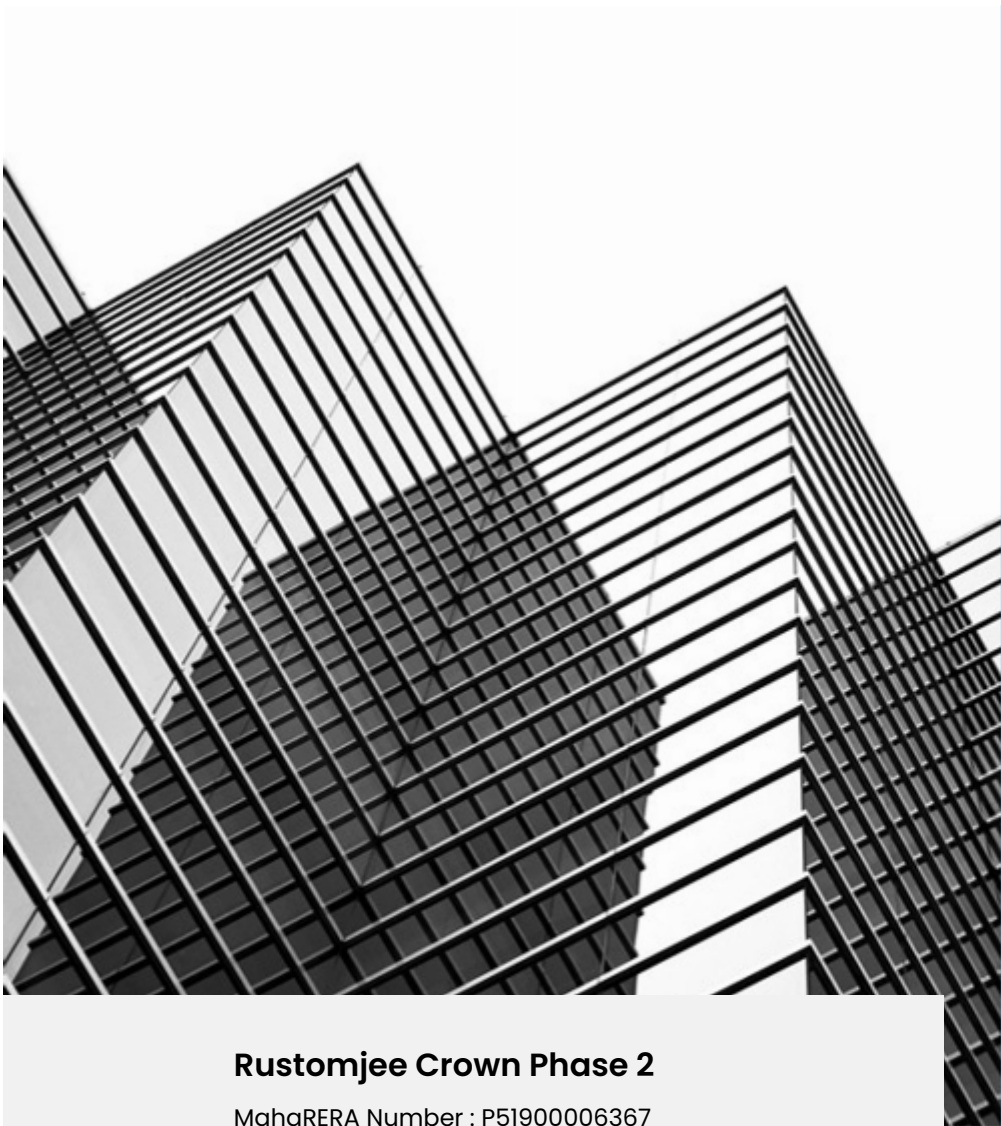


propscience.com

PROP REPORT



Rustomjee Crown Phase 2

MahaRERA Number : P51900006367



Residential
Projects in
MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

RUSTOMJEE CROWN

PHASE 2

LOCATION

The project is in Prabhadevi. Prabhadevi is a small affluent neighbourhood of Mumbai City, situated between Dadar to the north, Worli to the south and the Arabian Sea to the west. It begins starts at Sayani Road Junction and ends at Babasaheb Worlikar Chowk. The famous Siddhivinayak Temple and Prabhadevi Temple are in this neighbourhood. The area is also home to popular artistic centres such as the Saffron Art Gallery and Ravindra Natya Mandir Theatre.

Post Office	Police Station	Municipal Ward
Gokhale Road	NA	Ward G South

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 86 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, **11.80 Km**
- Chhatrapati Shivaji Maharaj International Airport **12.90 Km**
- MSRTC Shivneri Bus stand Dadar, Mobile No ---836772752, 9, Dr Baba Saheb Ambedkar Rd, Lokmanya Tilak Colony, Dadar, Mumbai, Maharashtra 400014 **3.10 Km**
- Prabhadevi Railway Station **850 Mtrs**
- Eastern Express Hwy, Maharashtra **4.20 Km**
- King Edward Memorial Hospital **1.7 km Km**
- DY Patil International School **2 km Km**
- High Street Phoenix **3.2 km Km**
- Trip Market LLP, Naman Midtown, "A" Wing, 21th- Floor B/H Kamgar Kala Kendra, Senapati Bapat Marg, West, Prabhadevi, Mumbai, Maharashtra 400013 **800 Mtrs**

RUSTOMJEE CROWN

PHASE 2

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	4	5

RUSTOMJEE CROWN

PHASE 2

BUILDER & CONSULTANTS

Founded in the year 1996, Rustomjee is a formidable real estate development company in Mumbai. Headed by Mr. Boman R. Irani, a first-generation developer, the company has excelled in the real estate industry in short period of time. They have successfully delivered 230 buildings, developed 16 million square feet of real estate space and two integrated townships. They have provided home to over 12,300 families. The Rustomjee Group has delivered residential projects for all market segments with budget / affordable options in the outskirts of Mumbai city and luxury residences in the heart of the financial capital. Mr. Irani was named real estate person of the year in 2017 and is currently the National Vice President with the Confederation of Real Estate Developers Association of India (CREDAI) and the Maharashtra Chamber of Housing Industry (MHCI – CREDAI).

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RUSTOMJEE CROWN
PHASE 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	5.75 Acre	3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Spa,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

RUSTOMJEE CROWN

PHASE 2

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower C	10	65	7	3 BHK,4 BHK	455

First Habitable Floor

11 th floor

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

RUSTOMJEE CROWN

PHASE 2

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1335 - 1409 sqft
4 BHK	1581 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
-----------------	---

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	NA

RUSTOMJEE CROWN
PHASE 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 54000	INR 72090000	INR 72090000 to 76086000
4 BHK	INR 56293.49	INR 89000000	INR 89000000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

RUSTOMJEE CROWN
PHASE 2

ANNEXURE A

Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
-------------------------	--------------------	--------------	-------------------	------------------------

October 2022	1738	25	INR 72358453	INR 41633.17
October 2022	2129	24	INR 93564661	INR 43947.7
October 2022	1738	33	INR 79294596	INR 45624.05
September 2022	2474	28	INR 137460000	INR 55561.84
September 2022	1421	NA	INR 67314882	INR 47371.49
September 2022	1349	NA	INR 53116817	INR 39374.96
September 2022	1339	NA	INR 66376817	INR 49571.93
September 2022	2511	NA	INR 182862768	INR 72824.68
September 2022	1963	31	INR 109100000	INR 55578.2
September 2022	1963	NA	INR 80164201	INR 40837.6

September 2022	1334	NA	INR 54941864	INR 41185.81
September 2022	1580	NA	INR 75057732	INR 47504.89
August 2022	1338	NA	INR 60809196	INR 45447.83
August 2022	1404	NA	INR 59920593	INR 42678.49
August 2022	2485	NA	INR 87969344	INR 35400.14
July 2022	1586	NA	INR 62693326	INR 39529.21
July 2022	1922	NA	INR 91700254	INR 47710.85
July 2022	1544	19	INR 58760254	INR 38057.16
June 2022	1409	NA	INR 61969739	INR 43981.36
June 2022	1334	NA	INR 48697190	INR 36504.64

RUSTOMJEE CROWN

PHASE 2

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propcores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	65
Connectivity	63
Infrastructure	92
Local Environment	100
Land & Approvals	62
Project	80
People	56
Amenities	68
Building	53
Layout	75

Interiors	73
Pricing	30
Total	68/100

RUSTOMJEE CROWN
PHASE 2

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or,

for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.